BILL GARRETT, Davidson County
Trans:T20150102614 DEEDWARR
Recvd: 12/04/15 09:39 3 pgs
Fees:18.00 Taxes:814.00
20151204-0122222

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2164

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chris Chu 4801 Bevendean Drive Nashville, TN 37211	Farmington Mortgage 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	161090A02500CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Diane J. Klumpp, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chris Chu, a single woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 4801, aka Lot 35, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Diane J. Klumpp by Warranty Deed from Matthew H. Tabers, married, dated September 11, 2013, September 12, 2013, of record in Instrument No. 20130912-0096175, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **4801 Bevendean Drive, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2016, and subsequent years. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of **Diane J. Klumpp, an unmarried individual**, by **Griffin Dunham** pursuant to a Power of Attorney executed by **Diane J. Klumpp, an unmarried individual** on November 24, 2015, of record in Instrument No. 20151204-0122221, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **3rd** day of **December, 2015.**

GRANTOR(S)

Diane J. Klumpp By Griffin Dunham, her Attorney-In-Fact

Diane J. Klumpp By Griffin Dunham, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Diane J. Klumpp** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **December, 2015.**

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/2019

STATE OF TENNESSEE
COUNTY OF DABIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Diane J. Klumpp, an unmarried individual** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Griffin Dunham,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **3rd** day of **December, 2015.**

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/2019

EXHIBIT "A"
To
Warranty Deed

FROM: Diane J. Klumpp, an unmarried individual

TO: Chris Chu, a single woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Griffin Dunham

Griffin Dunham, Affiant

Sworn to and subscribed before me this 3rd day of December, 2015.

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/2019